

The Community Preservation Act in Dunstable

The Community Preservation Act

Encourages communities to establish a dedicated fund for:

Open Space

Historic Preservation

Affordable Housing

Recreation

CPA At-A-Glance

- Up to a 3% property tax surcharge
- Funds stay local
- State matching funds
- Funds to be spent on:
 - Open space
 - Affordable housing
 - Historic preservation
 - Recreation
- Can bank and/or bond funds for current and future projects

What does that mean for the taxpayer?

Avg Assessed Home Value	\$409,000
Municipal Tax Rate* (per \$1000)	\$12.12
Amount Subject to Surcharge	<hr/> \$4957
CPA Surcharge Rate (as proposed)	3%
Amount paid toward CPA Fund	<hr/> \$149

Based on this scenario, \$149 would be paid into the Community Preservation Trust Fund annually

Dunstable CPA revenue as proposed

Surcharge	Cost to average assessed home value	Amount raised annually
3.0%	\$149	\$171,450

Possible CPA surcharge exemptions

- **First \$100,000 of property value** – exempts the first \$100,000 of residential property value from the surcharge.
- **Low income or moderate income seniors** – exempts any household that earns less than 80% of area median income and exempts senior (60+) households that earns up to 100% of the median.

These exemptions are in addition to any existing property tax exemptions.

Recommended CPA Surcharge Exemption

- **First \$100,000 of property value** – exempts the first \$100,000 of residential property value from the surcharge.
- **Low income or moderate income seniors** – exempts any household that earns less than 80% of area median income and exempts senior (60+) households that earns up to 100% of the median.

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Household Income Limits to Qualify for Exemption

	Number of People in Household				
	1	2	3	4	5
Moderate Income *	\$56,280	\$64,320	\$72,360	\$80,400	\$86,832
Low Income	\$45,024	\$51,456	\$57,888	\$64,320	\$69,466

* Applies to Senior (60+) Households

Local authority per Dunstable Community Preservation Committee

- **Membership:** (one from each)
 - **Conservation Commission**
 - **Historic Commission**
 - **Planning Board**
 - **Recreation Board**
 - **Housing Authority**

Up to 4 additional at-large members

Potential Uses of CPA Funds

Open Space

Community Preservation funds may be used to:

- 1. Purchase land**
- 2. Purchase easements or restrictions on land**
- 3. Protect drinking water**
- 4. Protect nature preserves**
- 5. Restore polluted land to its natural state**
- 6. Protect farms and farmland - APR**

Recreation

Land can be purchased for :

- 1. Active and passive recreation**
- 2. Community gardens**
- 3. Trails**
- 4. Non-commercial sports**
- 5. Parks, playgrounds or athletic fields**

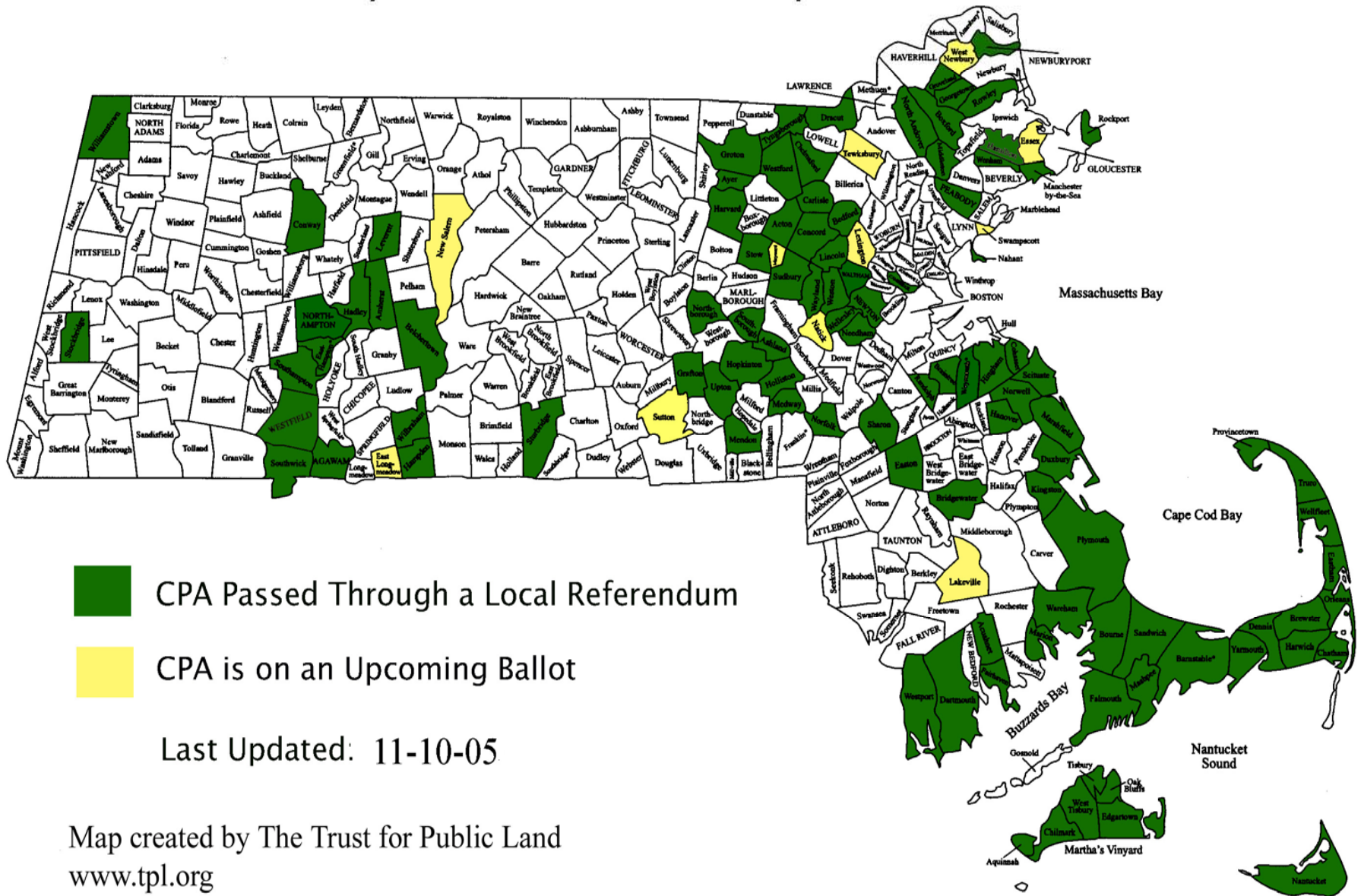
Affordable Housing

- **For families and individuals earning up to 100% of area median:**
- **CPA Housing is different than 40B:**
 - **Subject to local zoning**
 - **Approved locally**
 - **Permanently affordable**

Historic Preservation

- **Restoration of historic municipal properties**
- **Adaptive reuse**
- **Capital improvements to existing sites**
- **Grants to private non-profit groups or individuals with a preservation easement**

Status of Community Preservation Act Adoption



Actual usage of CPA funds

- Weston: \$160K
 - Restoration work on mid-19th century barn
 - Included two units affordable housing
- Westford: \$100K
 - Affordable housing buy-down program
- Bedford: \$150K
 - Combined with \$450K water and sewer funds
 - Purchase land critical to town well field
 - Contiguous to large town-owned parcel

Actual usage of CPA funds

- Southwick: \$80K
 - Purchased an Agricultural Preservation Restriction on 180 acre farm
 - Enabled town to receive \$720K in federal and state funding for project
- Grafton: \$17K
 - Installed aquatic weed control at town beach
- Wareham: \$150K
 - Renovation of school building
- Hopkinton: \$300K
 - Purchased land currently under 61A

Using CPA to Leverage Other Funding

Town	Project	CPA \$	Other \$
Peabody	Rail-trail	\$162,000	\$1.36 million federal grant
Bedford	Archeological survey	\$10,000	\$15,000 from MHC
Easthampton	Restore Town Hall	\$50,000	\$50,000 from MHC
Newton	Elderly housing	\$850,000	\$3.167 million from HUD
Grafton	Hassanamesitt Village – open space/historic preservation	\$250,000	\$1.85 million from state, federal and private sources
Hampden	166 acres open space	\$100,000	\$400,000 from state and private sources

Past Dunstable CPA-Type Projects

- Town Hall Renovation: \$1.7M+
- Land Purchases
 - River Street: \$1.4M+
 - Pleasant Street: \$390K
 - Monroe Tree Farm: \$300K+
 - Pleasant Street: \$300K
- Larter Field: \$300K+



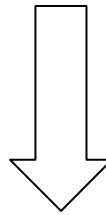
Total:
\$4.3M+

In Support of CPA for Dunstable

- Assessors
- Board of Health
- Board of Selectmen
- Conservation Commission
- Finance Committee?
- Planning Board
- Historical Commission
- Library Trustees?
- MUD Committee
- Nashua River Watershed Association
- Road Commissioners
- School Committee (GDRSD and GLRVT Dunstable members)
- Zoning Board of Appeals

State Matching Funds

Match Distributed Every
October 15



FY 2002
\$17.8 Million
Match
Distribution

FY 2003
\$27.1 Million
Match
Distribution

FY 2004
\$30.8 Million
Match
Distribution

FY 2005
\$46.3 Million
Match
Distribution

Fund Balance is \$94.7 Million

For Further Information:

www.dunstable-ma.gov

www.communitypreservation.org